

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: January 13, 2005

ITEM NO. 4

CASE NUMBER/ PROJECT NAME	34-DR-2003#2 Drugstore at Indian School & Miller		
LOCATION	7552 E Indian School Rd		
REQUEST	Request approval for a gateway design feature.		
OWNER	Orix Alliant Indian School Scottsdale Venture 312-669-6400	ENGINEER	Morea-Hall Engineering, Inc 602-258-4428
ARCHITECT/ DESIGNER	Sam J West Architect 480-994-5728	APPLICANT/ COORDINATOR	Sam West Sam J West Architect 480-994-5728

BACKGROUND

Zoning.
The property is zoned Highway Commercial District (C-3). The C-3 District allows most types of commercial activities to serve a larger segment of population than the average neighborhood.

Context.
The site is located at the eastern edge of the downtown, located at the northwest corner of Indian School Road and Miller Road. A new drugstore was recently constructed at this site, which was approved by the Development Review Board in June 2003 (Case 34-DR-2003).

**APPLICANT'S
PROPOSAL**

Applicant's Request.
This is a request to approve the gateway design feature located at the northwest corner of the intersection of Indian School Road and Miller Road. During the approval of the drugstore site plan and building elevations, the details of the design feature at the intersection corner were not finished. The design feature was stipulated to return to the Development Review Board for subsequent approval.

At the Development Review Board's hearing for the drugstore, the applicant mentioned that a bronze statue of Charles Miller would be placed at this corner. The applicant now requests approval of the design feature details, including the final location of the structure and base platform. The proposed statue is not required by the Art in Private Development (AIPD) Ordinance, and therefore does not require review by the Public Art and Collections Committee (PACC).

The bronze statue will be centrally located at the southeast corner of the site within an existing gateway design feature easement in front of the pergola that extends toward the intersection. The statue will be surrounded by base planting and low voltage lights, with sufficient room for pedestrian movement around the statue. The bronze statue is mounted on a base platform finished with dry-stack stone to match the columns of the pergola.

STAFF
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Tim Curtis
Project Coordination Manager
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Randy Grant
Chief Planning Officer
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ATTACHMENTS

1. Applicant Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Graphics
6. Site Photos
- A. Stipulations/Zoning Ordinance Requirements



SAM J. WEST III
ARCHITECT, AIA

December 14, 2004

Project Narrative:

The goal of this submission is to complete the eastern entry feature into downtown Scottsdale.

The use of a bronze at this location as the city art portion of this project was discussed in concept and approved with the original submission of this project.

The work is to be a bronze monument of Mr. Charles Miller, one of the early city leaders. He owned the 120 acres at the northwest corner of Indian School Road and Miller Road. Miller Road is named after him. He was instrumental in bringing electricity to Scottsdale.

All landscape, hardscape, finish materials, colors and textures were approved with the original approval.

This application is for the statue only.

Attached please find sketches of this work.

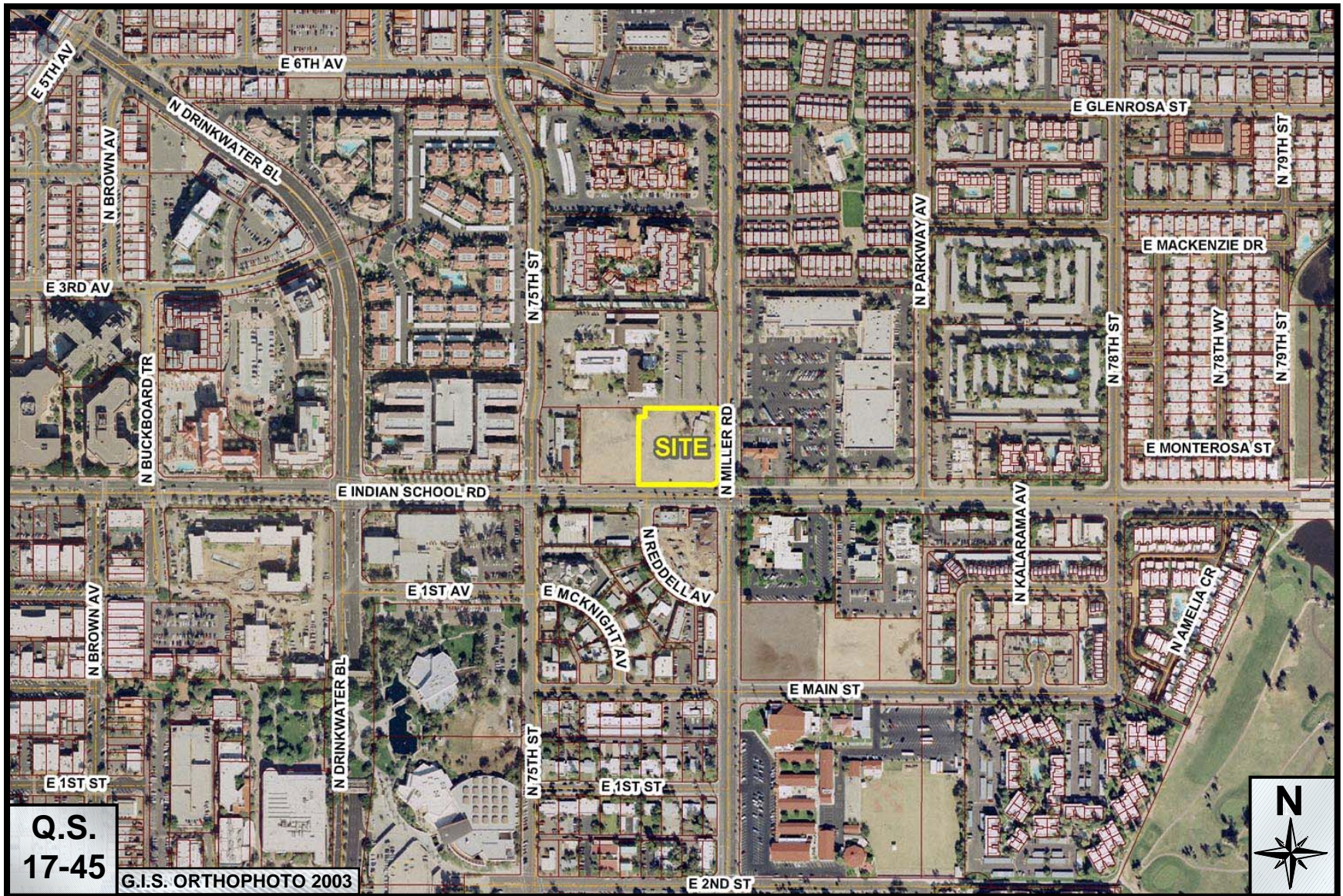
8160 NORTH HAYDEN, BUILDING J, SUITE #210
SCOTTSDALE, ARIZONA
85258-2467

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ATTACHMENT #1

CHARLES MILLER
1863 - 1923

- 1863 - Born Blairstown, Iowa
- 1890 - MARRIED to ELLA BATES in Miller, S.D.
- 1897 - APPROXIMATELY - Moved to Scottsdale, Az.
- 1918 - Founded Scottsdale Light & Power Co
- 1920 - owned the 120 Acres of which EKARD DRUGS
is now being built on the S.E. Corner.
- 1921 - served on the Bd. of Directors - SALT
River Valley water users Assoc.
- 1922 - Donated 10 Acres to Scottsdale High School
to build on.
- 1923 - DIED 6-19-1923



Drugstore at Indian School & Miller

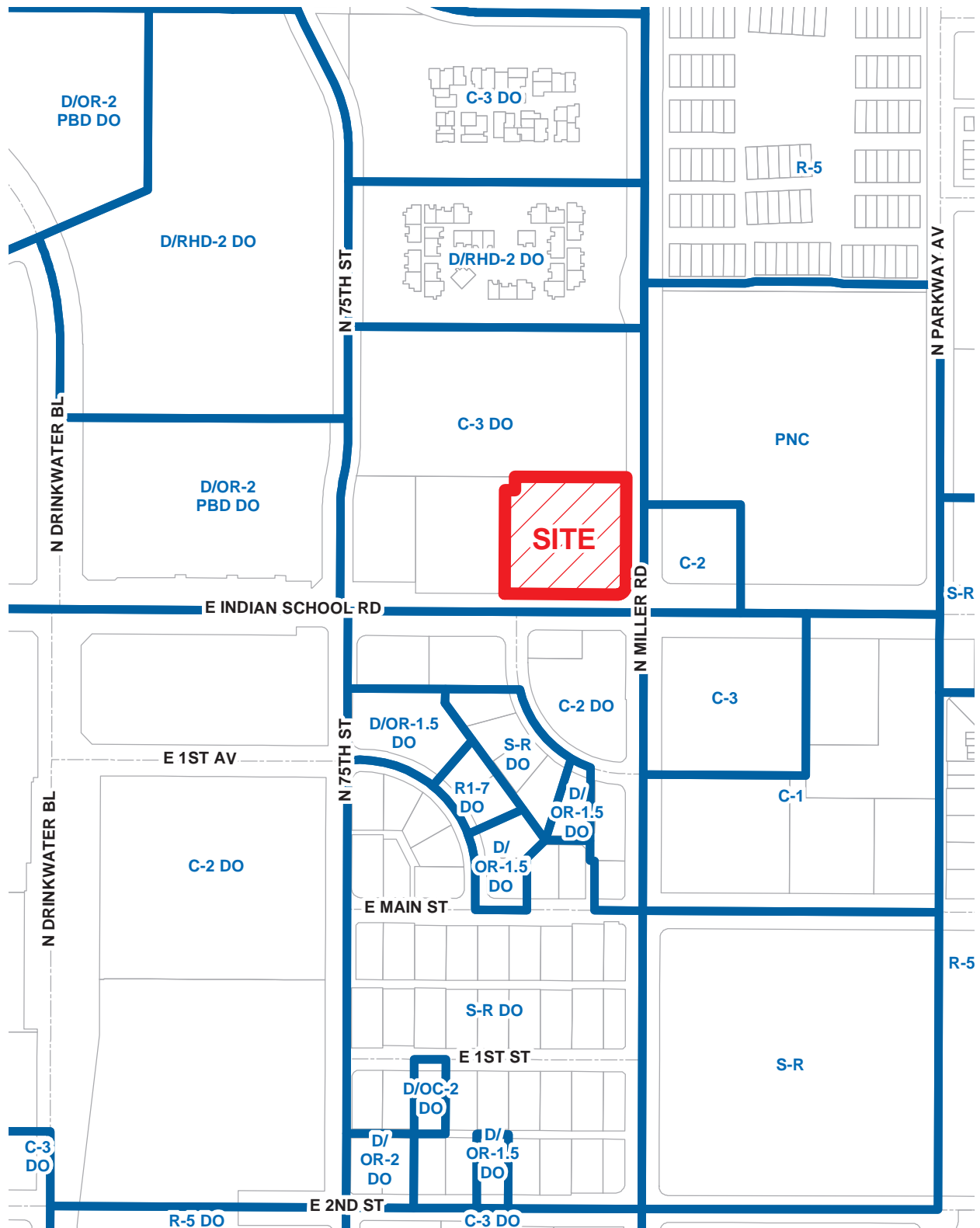
ATTACHMENT #2



Drugstore at Indian School & Miller

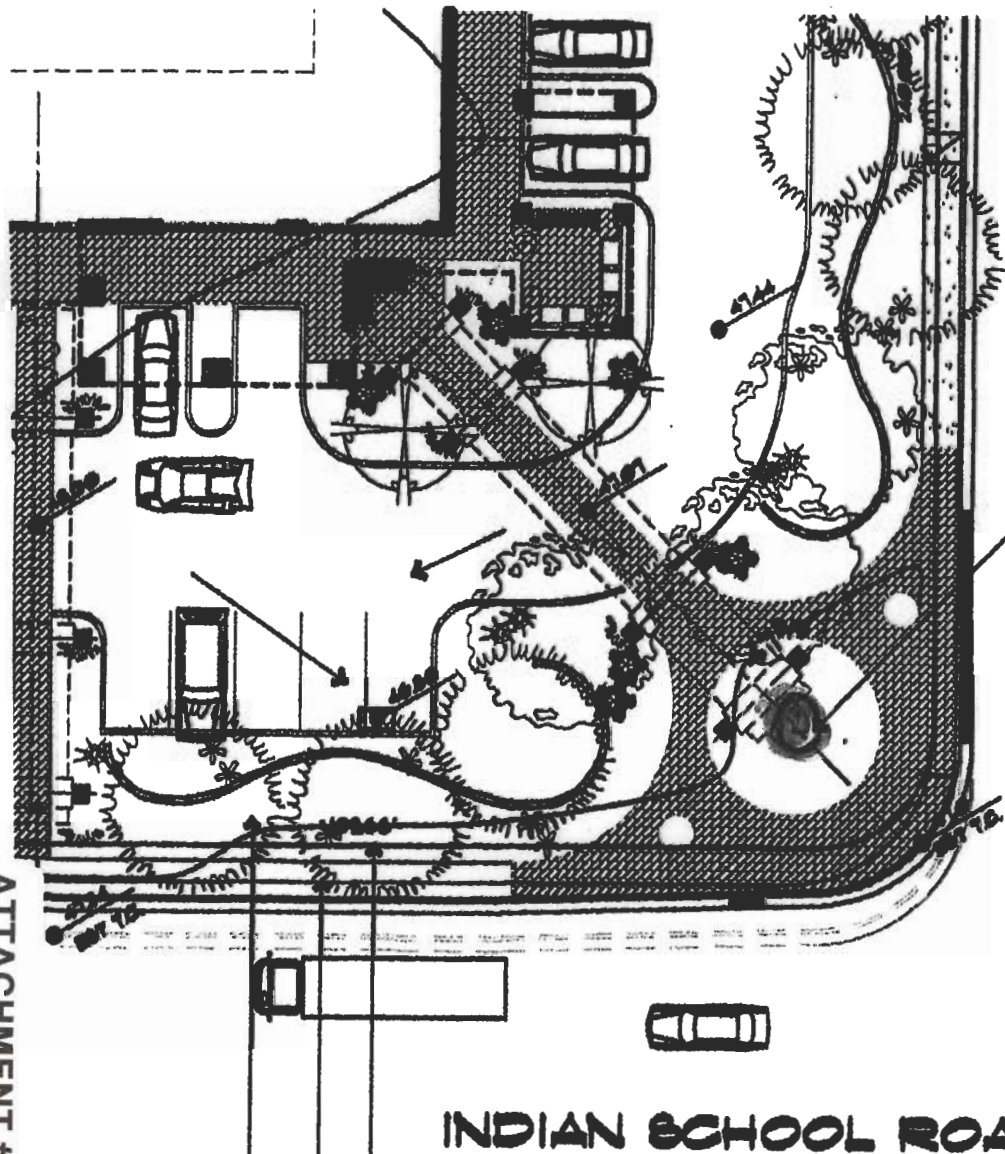
34-DR-2003#2

ATTACHMENT #2A



34-DR-2003#2

ATTACHMENT #3



Site of Statue

DOWNTOWN ENTRY FEATURE TO BE BRONZE
STATUE HONORING INFLUENTIAL EARLY
SCOTTSDALE LEADER.
STATUE TO BE APPROXIMATELY 120% OF LIFE SIZE
AND BE PLACED ON PEDISTAL.

COMPLETE DESIGN TO BE DEVELOPED AND
APPROVED PRIOR TO START OF CONSTRUCTION.

MILLER ROAD

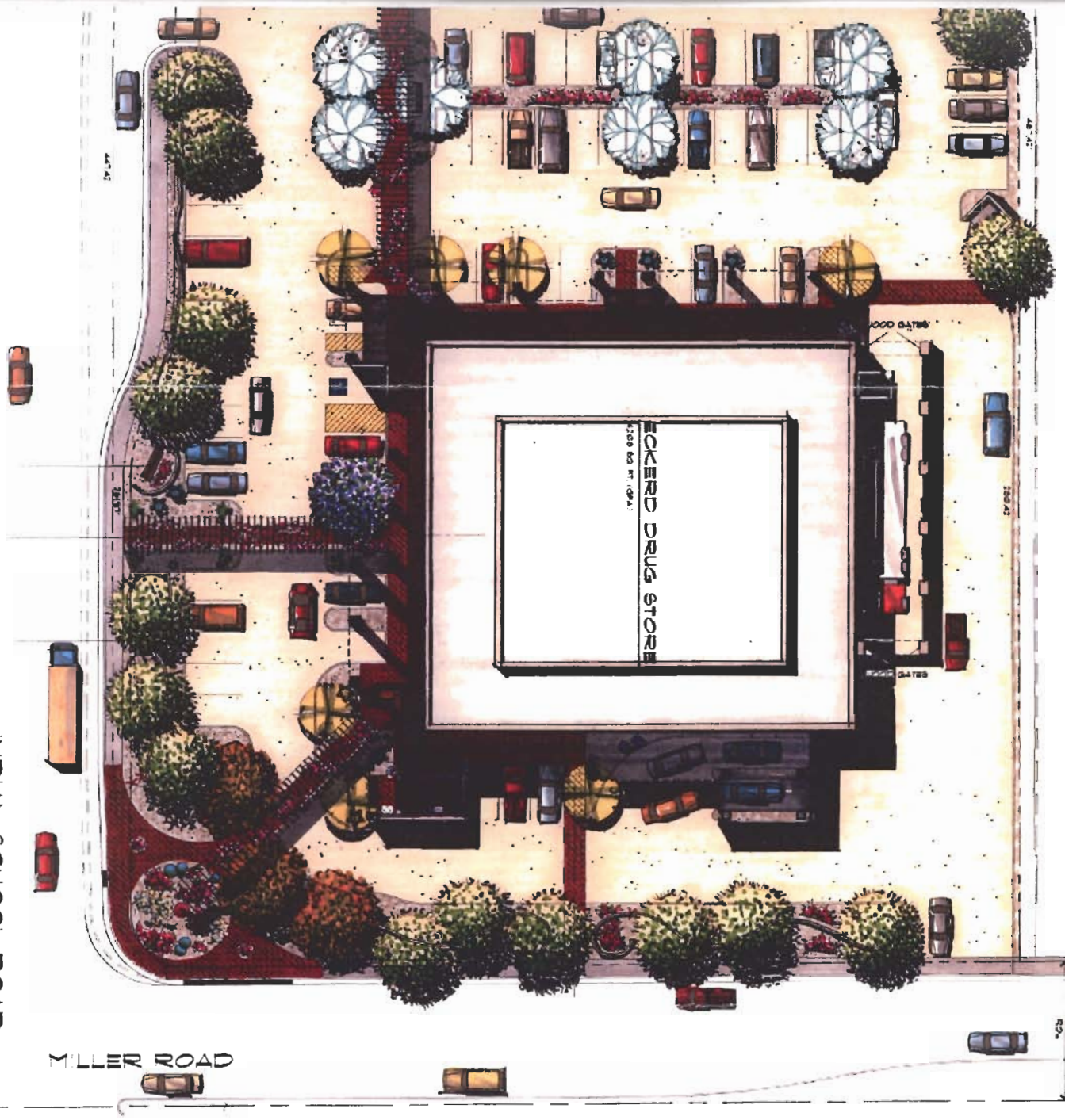
INDIAN SCHOOL ROAD

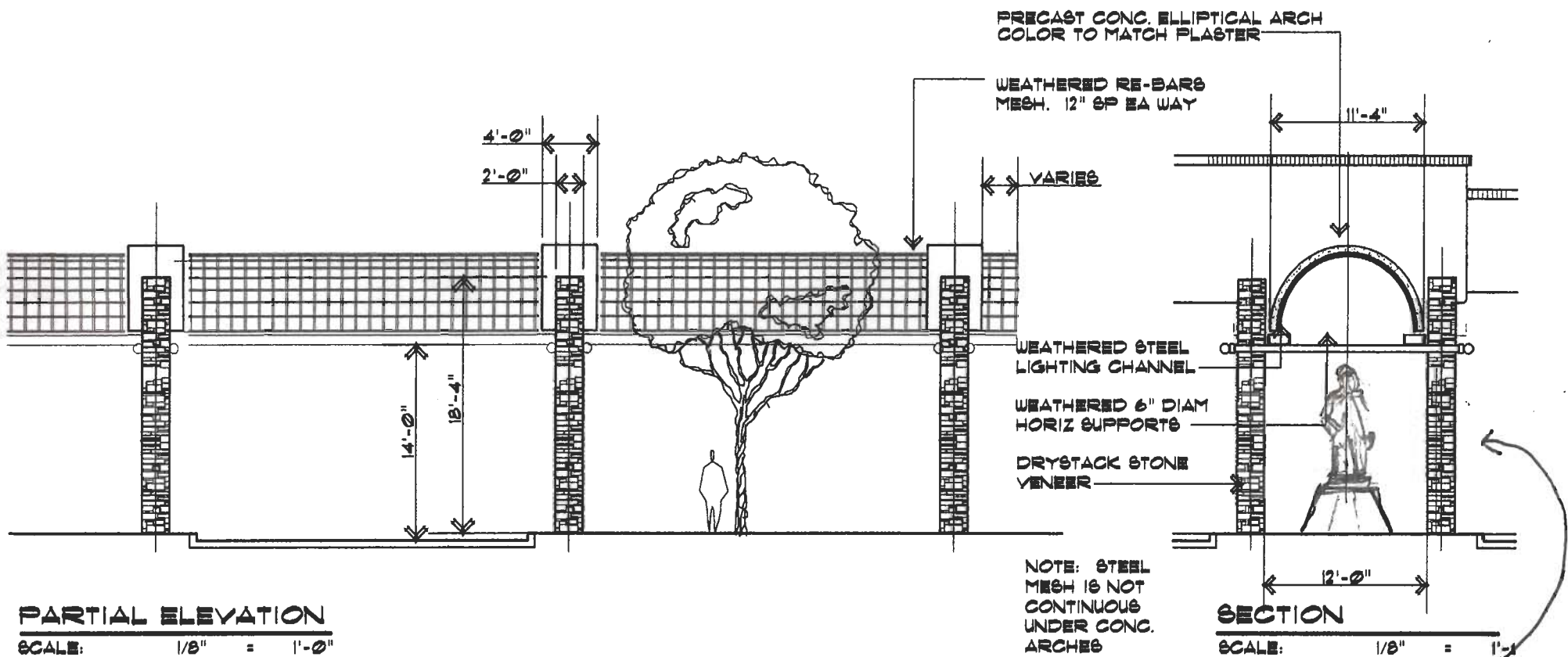
REDDELL AVE.

EXISTING DRIVE AND DRIVE DRIVE ARE
TO BE REMOVED FROM
THE PROPERTY
AND A NEW DRIVE TO BE
CONSTRUCTED TO THE
EXISTING DRIVE TO BE
REMOVED FROM THE
PROPERTY

INDIAN SCHOOL ROAD

MILLER ROAD



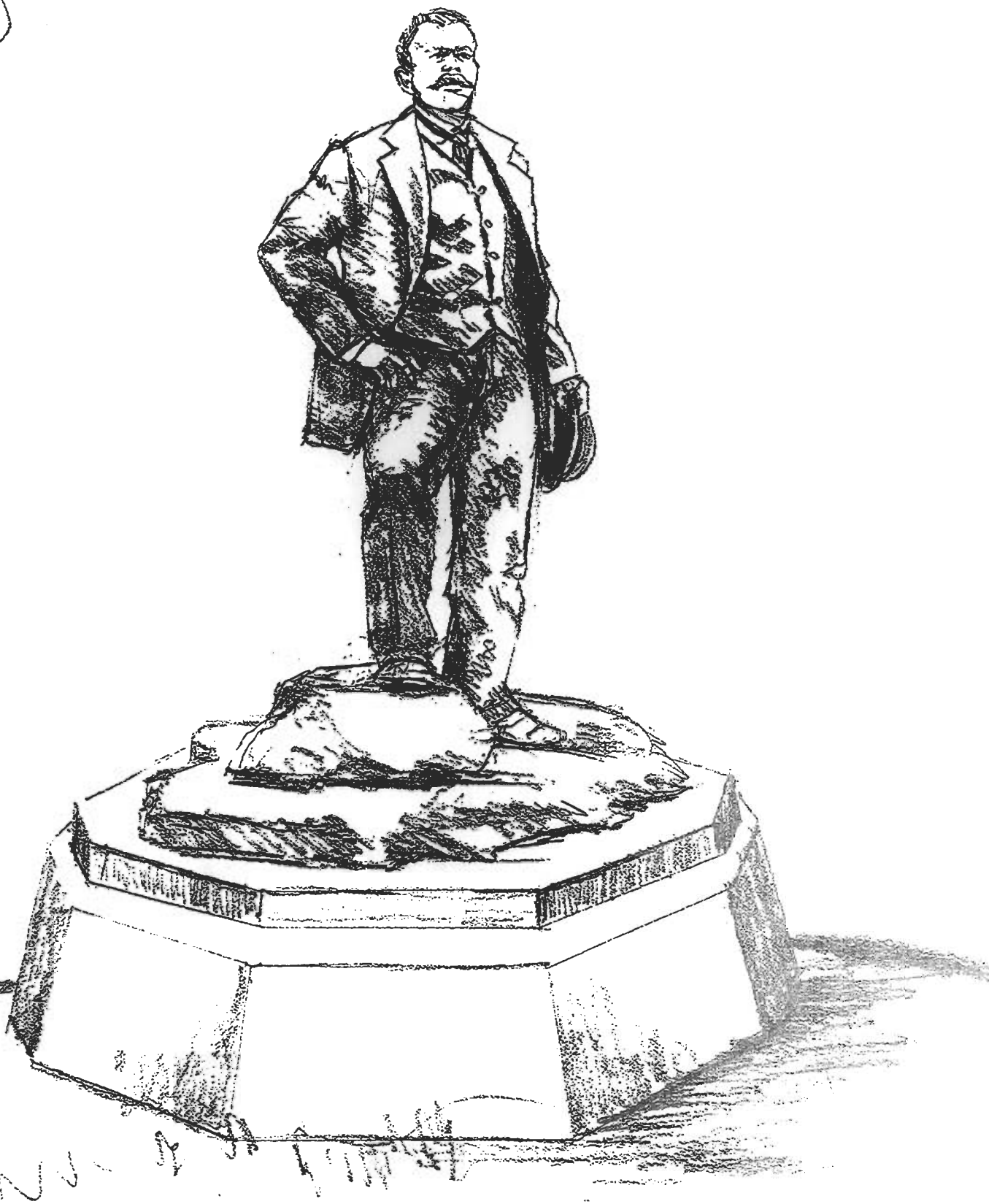


PRELIMINARY PERGOLA DETAILS

7/28/2003

VALENTIE HOMER

A







Looking Northwest from Southeast corner of intersection



Looking West from corner



Looking North from corner



Looking East from corner



Looking South from corner

**Stipulations for Case:
Drugstore at Indian School & Miller
34-DR-2003#2**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

DESIGN:

DRB Stipulations

1. With final plans submittal, the developer shall submit a revision to the approved landscaping final plan for this gateway feature. The plan shall be consistent with the site/landscape plan submitted by Sam J. West III Architect AIA with a date of 5/15/2003.
2. The statue platform base shall be finished with dry-stack stone to match the columns of the existing pergola on site.
3. Any additional site lighting associated with the gateway shall be an incandescent or halogen incandescent source, shall not exceed 50 watts, and shall return for staff approval.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Development Review Board case for the subject site is: 34-DR-2003.